



Holly Hill Lane, Sarisbury Green, Southampton, Hampshire, SO31 7AF







## 84 Holly Hill Lane, Sarisbury Green, Southampton, Hampshire, SO31 7AF

*Situated on the highly sought-after Holly Hill Lane, this beautifully modernised four-bedroom detached home offers an exceptional blend of space, privacy, and contemporary living.*



- Four bedroom detached family home • Extended •
- Set in half an acre of landscaped gardens • Views to the rear •
- Ample off street parking • One bedroom annexe above triple garage





## ACCOMMODATION

Set within half an acre of landscaped gardens, the gated property enjoys a tranquil setting on a no-through lane leading to the River Hamble, with picturesque views across open fields to the rear. Opposite the 70-acre Holly Hill Woodland Park, the location provides a perfect balance of rural charm and convenience. The main house has been thoughtfully extended and updated, offering flexible accommodation ideal for modern family life. A spacious kitchen/dining room serves as the heart of the home, featuring high-quality finishes and ample space for entertaining. The sitting room and triple glazed orangery are beautifully appointed, with large windows and French doors leading to the gardens, creating bright and inviting living spaces. Additional ground-floor rooms include a cosy snug with air-conditioning, a dedicated office, a utility room, and ample storage. Upstairs, the principal bedroom boasts air-conditioning with a large dressing room and ensuite bathroom. A private Juliet balcony overlooking the gardens and surrounding countryside, offers a peaceful retreat. The delightful second bedroom also includes an ensuite bathroom with a large balcony overlooking the gardens and countryside. Two further generously proportioned bedrooms share a large bathroom with bath and walk-in shower, this completes the first floor, providing comfort and space for family and guests alike. Adding to the property's versatility is a self-contained one-bedroom annexe above the triple garage, featuring a modern open-plan kitchen and sitting room, a double bedroom, and a contemporary bathroom. With its own private entrance, this stylish annexe is ideal for extended family, guests, or rental potential. The triple garage has electrically operated doors and a pod Point Electric Vehicle charger.





## SITUATION

Sarisbury Green is an attractive village located just a short distance from the River Hamble. At its heart is the quintessential village green which is located opposite the church of St Paul. The green plays host to cricket matches as well as other community events including the annual village fete. The green also accommodates a play park, tennis courts and community centre. A fairly recent addition to the local area is Holly Hill Leisure Centre. This state-of-the-art facility hosts two swimming pools and a gym with over 100 stations. The surrounding countryside provides further leisure pursuits, such as leisurely walks through the scenic Holly Hill Nature Park which in turn provides access to an abundance of sailing and water sports options along the banks of scenic River Hamble and the Solent beyond. For day to day amenities there is a local convenience store, take away and a hairdressing salon opposite the green. More comprehensive amenities can be found at Locks Heath shopping centres with Waitrose and its parade of other shops under two miles away. The village also boasts its own well regarded primary and infant school which feeds in to Brookfield secondary. There is also a wealth of private education facilities within the area.

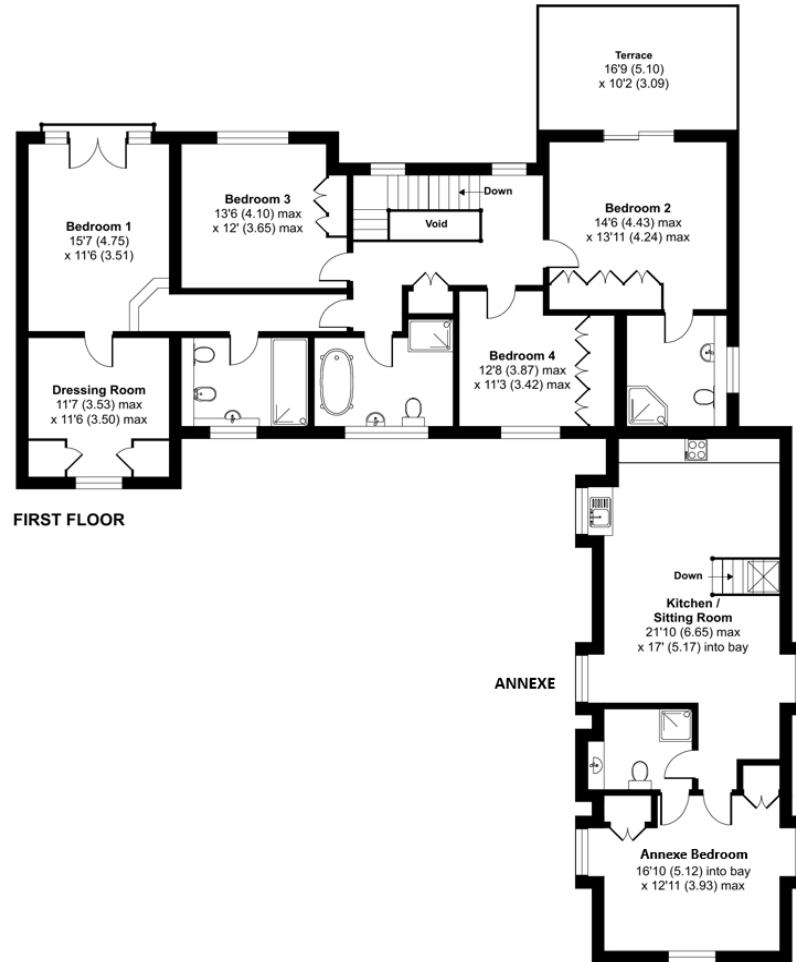
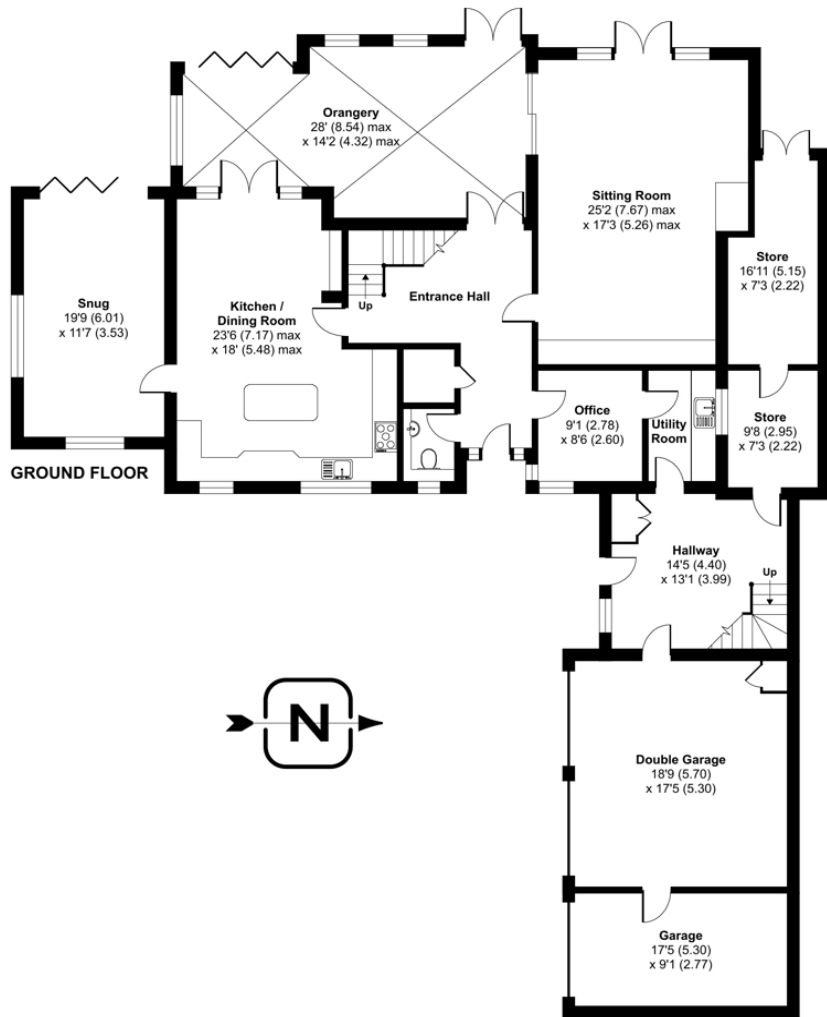






Approximate Area = 4664 sq ft / 433.2 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band G

**ASKING PRICE £1,750,000**

**TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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